

Prepared by: Lucius Edwards, Attorney-at-Law, Drawer 313, Hernando, MS 38632; Phone: 662-429-5786 and 662-429-2268 (Telefax).

Grantor: Joyce Ann Sanders Shipp, 5186 Whitworth, Memphis, TN 38116; Phone: 901 396-0309 (residence) and 901-338-2199 (employment).

Grantees: Jonathan and Joyce Ann Sanders Shipp, 5186 Whitworth, Memphis, TN 38116; Phone: 901-396-0309 (residence) and 901-338-2199 (employment).

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JOYCE ANN SANDERS SHIPP, do hereby grant, bargain, sell, convey and warrant unto JOYCE ANN SANDERS SHIPP and husband, JONATHAN SHIPP, as tenants-in-the-entirety, and not as tenants-in-common, with full rights of survivorship, the following described property lying and situated in the Southwest Quarter of the Southwest Quarter of Section 29, Township 3 South, Range 9 West, Desoto County, Mississippi:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THENCE NORTH 00 DEGREES 14 MINUTES 53 SECONDS WEST A DISTANCE OF 872.08 FEET TO A POINT IN KOKO REEF DRIVE (FENCE RAIL SET 49.6' NORTH) BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUE NORTH 00 DEGREES 14 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF THE GAMMON PROPERTY A DISTANCE OF 453.09 FEET TO A 1/2" PINCHED TOP PIPE FOUND; THENCE SOUTH 87 DEGREES 41 MINUTES 29 SECONDS EAST A DISTANCE OF 681.72 FEET TO A FENCE RAIL SET ON THE SOUTH LINE OF THE OLER PROPERTY; THENCE SOUTH 02 DEGREES 18 MINUTES 34 SECONDS WEST A DISTANCE OF 476.97 FEET TO A FENCE RAIL SET; THENCE SOUTH 71 DEGREES 42 MINUTES 28 SECONDS WEST A DISTANCE OF 609.52 FEET TO A POINT IN KOKO REEF DRIVE (FENCE RAIL SET 23.8' NORTHEAST ON LINE); THENCE NORTH 12 DEGREES 44 MINUTES 25 SECONDS WEST ALONG SAID DRIVE A DISTANCE OF 173.10 FEET; THENCE NORTH 30 DEGREES 24 MINUTES 20 SECONDS WEST ALONG SAID DRIVE A DISTANCE OF 85.13 FEET TO THE POINT OF BEGINNING. CONTAINING 387684 SQUARE FEET, 8.90 ACRES OF LAND, BEING SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, SUBDIVISION COVENANTS, AND EASEMENTS OF RECORD THAT A THOROUGH TITLE SEARCH MAY UNCOVER.

*Lucius*



